



33 Wilma Avenue, Dandenong

## A Landmark Opportunity for Development in One of Dandenong's Fastest-Growing Locations

Positioned in one of Dandenong's most rapidly evolving pockets, this outstanding opportunity presents immense potential for developers, investors, and land bankers alike.

Set on a generous allotment of approximately 787sqm, the property offers exciting scope for redevelopment, with the potential to construct multiple townhouses (STCA). With strong demand for quality housing in the area, this is an ideal site to capitalize on Dandenong's ongoing growth and transformation.

Dandenong continues to benefit from significant government investment and infrastructure upgrades, further enhancing its appeal as a key growth hub in Melbourne's south-east. This is a rare chance to secure substantial landholding in a location poised for continued expansion.

Key Features:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 🏠 1 🚗 1 🚗

**FOR SALE**  
\$750,000 to \$800,000

**VIEW**  
Sat 23rd May @ 12:30PM - 12:50PM

**AGENTS**  
Ramin Haidary  
0416 811 341  
ramin.dandenong@ljhooker.com.au

Bahroz Abbasi  
0420 670 460  
dandenong@ljhooker.com.au

**AGENCY**  
LJ Hooker Dandenong City | Berwick  
(03) 9877 9750



- Approx. 787sqm allotment with development potential (STCA)
- Potential for multi-townhouse development (STCA)
- Existing three-bedroom home
- Strong growth location with ongoing infrastructure investment
- Ideal for developers, investors, or land banking
- Prime location

Ideally positioned in the heart of Dandenong, this property is within proximity to Dandenong Train Station, local schools, parklands, and public transport. Enjoy easy access to Dandenong Plaza and the iconic Dandenong Market, along with a wide range of dining and everyday amenities. With excellent connectivity to Princes Highway and Monash Freeway, this location offers outstanding convenience and long-term growth potential. Don't miss this exceptional opportunity.

Contact us today to arrange your inspection.

#### DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

#### MORE DETAILS

Property ID                    9XWHWR  
Property Type                House

#### Ramin Haidary 0416 811 341

Sales Specialist | [ramin.dandenong@ljhooker.com.au](mailto:ramin.dandenong@ljhooker.com.au)

#### Bahroz Abbasi 0420 670 460

Licensed Estate Agent - Sales Manager/General Manager |  
[dandenong@ljhooker.com.au](mailto:dandenong@ljhooker.com.au)

#### LJ Hooker Dandenong City | Berwick (03) 9877 9750

172 Foster Street, DANDENONG VIC 3175

[dandenong.ljhooker.com.au](http://dandenong.ljhooker.com.au) | [dandenong@ljhooker.com.au](mailto:dandenong@ljhooker.com.au)

